



4 Little Treverrow
Sandy Hills, Rock
Guide Price £295,000

JB ESTATES
EST.  1971

4 Little Treverrow

Sandy Hills, Rock, PL27 6JY

Set within the peaceful and leafy Sandy Hills development, 4 Little Treverrow is a 2-bedroom holiday chalet enjoying far-reaching sea views across unspoilt farmland. Located just a short walk from Porthilly beach via footpaths, this timber framed home enjoys a south westerly aspect with a large deck to soak up the fresh Cornish sea air.

- 2 bedrooms, family bathroom
- Generous living accommodation including an open plan kitchen, dining and sitting room with sliding patio doors onto a large, decked terrace.
- Allocated, owned parking space within the development car park, enclosed rear patio garden
- Far-reaching sea and tranquil countryside views.
- In all about 59.2 sq. m (637 sq. ft.) EPC Band F

Rock 0.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles, Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment only

Guide Price: £295,000

LEASEHOLD (999 YEAR LEASE FROM 1984)

HOLIDAY RESTRICTED OCCUPANCY



THE PROPERTY

This two-bedroom detached chalet is situated in a quiet location at Sandy Hills. The open plan kitchen living space has double doors leading out to a sunny terrace to make the most of the far-reaching views and inspiring sunsets. Set just moments from Porthilly and Rock beaches, 4 Little Treverrow makes for an ideal lock-up-and-leave holiday home. It is also exempt from the additional property Council Tax premium.

ACCOMMODATION

South facing terrace | Double patio door entrance | Open Plan kitchen living and dining space | Two double bedrooms | Family shower room.

LOCATION

Located in Rock, the property is situated in one of the most sought-after destinations along the North Cornish coast renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf and scenic coastal walks. The area boasts an abundance of fine beaches in particular Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, Nathan Outlaw's Restaurant in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi present easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away; it is home to an excellent range of shops and independent restaurants.

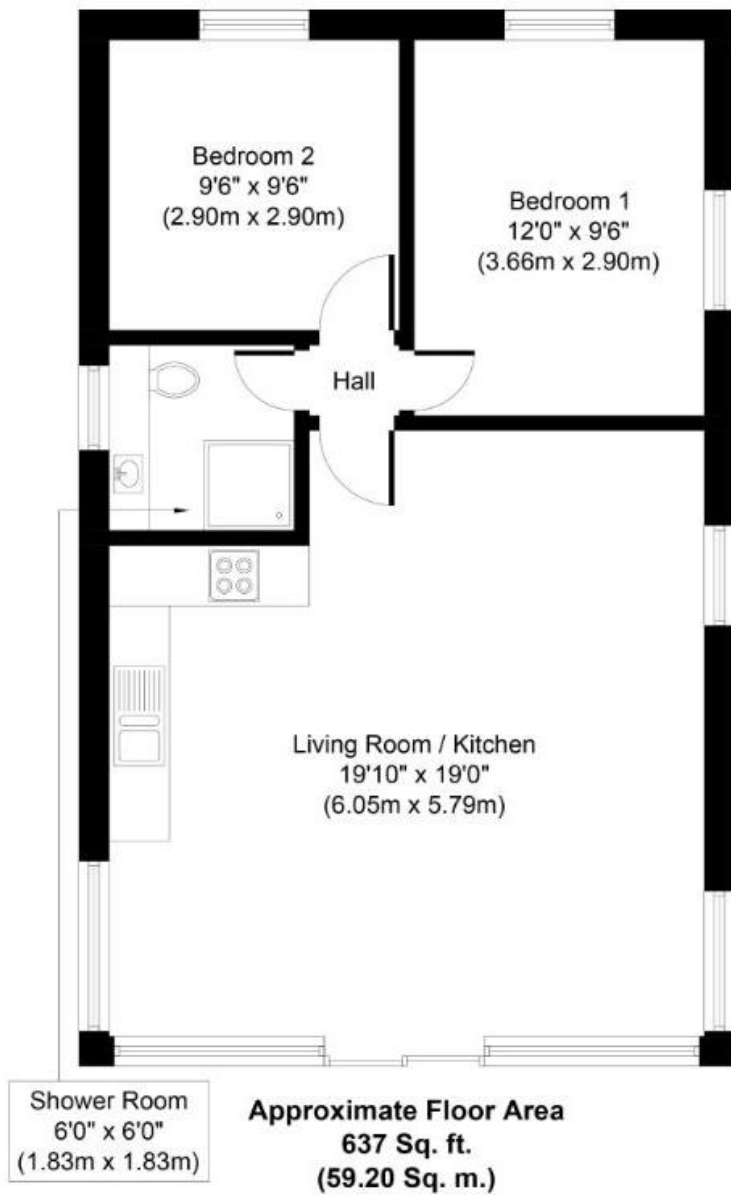
OUTSIDE

Private allocated parking within the development and just a short walk from the property | South-facing decked terrace leading to double doors.

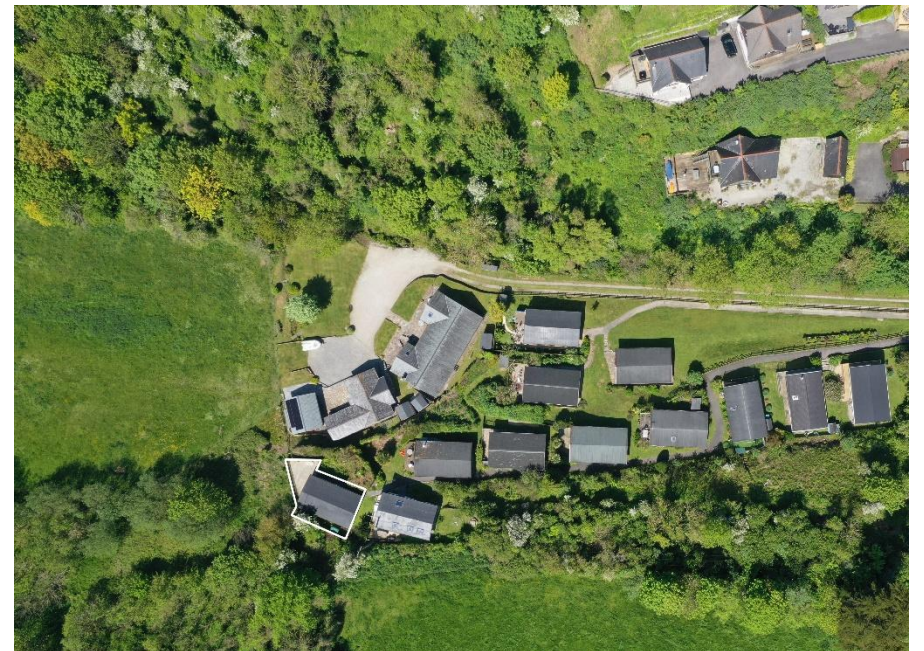
SERVICES

Mains water, drainage and electricity | Electric heating | WIFI | Peppercorn ground rent.





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